



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session
Date: DECEMBER 10, 2012
AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **BURGER KING (PAUL LENOWICZ) (12-36)** — Proposed Burger King facade signs, they already have variances for four facade signs however the replacement facade signs are larger. The first facade sign 1'2" x 23' 10" which needs a variance of 13' 10" in width. The second and third facade signs are both the same size and sign. They are 5' in a circle diameter, which requires a variance of 2.5' in height located at 366 Windsor Highway in a C Zone. **(65-2-12.1)**
2. **MCDONALDS (12-43)** – Proposed demo and rebuild of McDonald's. Variances needed are for the front yard set-back and the existing non-conformance of lot width. The other variances needed are for multiple signs.
3. **MORNING POND FLORIST – ANTHONY SCULLY (12-42)** – Proposed two additional 4' x 8' canvas wall signs. A variance is needed for two additional walls signs located at 2648 Route 32 in a C Zone. **(70-1-1.1)**

TABLED FROM PREVIOUS MEETING:

4. **BETTER HOMES & GARDENS RAND REALTY – BRIAN O'CONNOR (12-38)** - A proposed free standing sign will exceed the maximum number of permitted free standing signs. The property already has a free standing sign, however Better Homes & Gardens would like their own 4' x 4' sign located at 819 Little Britain Road in a PO Zone. **(4-1-11.1)**

PUBLIC HEARINGS:

5. **MUIZA TAHIR (12-40)** - A variance for an existing two car garage does not meet the minimum 30' side yard set back. A variance of 22' 6" is required at 607 Shore Drive in a R-4 Zone. **(62-1-1.21)**
6. **DOUGLAS BROWN (12-44)** - A proposed rear covered deck will not meet the minimum side and rear yard set backs. The side yard needs a variance of 17' and the rear yard needs a 12' variance. Located at 29 Clarkview Rd in an R-4 Zone. **(6-5-34)**
7. **SCHEIBLE LOT LINE (12-45)** – Referred from the Planning Board for an area variance is needed for a two lot, lot line change. The first lot is conforming. The second lot will not conform and will need a variance for the minimum lot area for net and gross, required front yard setback, and developmental coverage. Located at 528 & 532 MacNary Lane in an R-4 Zone. **(4-1-29.1 & 29.2)**
8. **DISCOUNT DOLLAR MARKET (MATTHEW EDAMPADTH) (12-37)** — Three existing facade signs are not permitted. A variance for two additional facade signs is required. The first sign is "DISCOUNT" 1.5' x 10' the second facade sign is "DOLLAR" 1.5' x 8', and the third is "MARKET" which is 1.5' x 7.5'. Located at 176 Windsor Highway in a R-4 (PUD) Zone. **(4-2-21.12)**

(NEXT MEETING – JANUARY 14, 2013)